WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Dustin Arthur	Same	160-04-0-031.00
(NAME)	(NAME)	
471 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Steve Church,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Dustin Arthur, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO -WIT:

Being Lot No. 163 on the Map of Brentwood Hall, Section VI, of record in Plat Book 2331, page 20, Register's Office for said County.

Beginning on the southerly margin of Oakley Drive at the corner of Lots 161 and 163; thence with the line between said two lots southwardly 170 feet; thence North 87 deg. 26' West 194.5 feet to the eastwardly margin of Stollworth Drive; thence with the northwardly 144.1 feet to the beginning of a curve; thence around said curve, a radius of 25 feet northeastwardly 39.3 feet to the southerly margin of Oakley Drive; thence with same, eastwardly 169.5 feet to the beginning.

Being the same property conveyed to Steve Church by Deed from David C. Rosenblum, of record in Instrument No. 20080529-0054759, dated May 27, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 2331, page 20, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 471 Oakley Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender **shall be applicable to all genders.**

Davidson County DEEDWARR
Recvd: 06/13/08 14:01 2 pg
Fees:13.00 Taxes:965.70
20080613-0061242

Witness my hand this 9th day of June, 2008.

Steve Church

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Steve Church, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of June, 2008.

Carol L McArthur
Notary Public

My Commission Expires: July 20, 2008

CAROL L. McARTHUR
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY, TN